

# 2025 Treehaven Annual Association Meeting

Tuesday, May 13, 2025, at 3:30 PM

Location: Mesa County Workforce Center  
512 29 ½ Rd. See Directions on Last Page

Also Available Online at <https://zoom.us/>

Meeting Code: 825 8346 2049 Passcode: 701775

[contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

## Greetings Treehaven HOA Owners,

The Board of Directors is reaching out to explain how important your vote is for the upcoming Annual Meeting. It has become imperative that the Association amend its Declaration of Covenants, Conditions and Restrictions, which currently cap annual dues at a 5% increase. Because of ongoing inflation over the last several years, the HOA can no longer remain solvent with the 5% cap, unless increasing special assessments are passed each year to account for annual deficits.

Due to inflation that locally has been regularly exceeding 14% over the last several years, which has resulted in increased expenses above the 5% cap stipulated in the Declaration, the HOA will become insolvent and unable to pay its bills in/around 2028 if it relies on a 5% capped annual dues increase alone.

Currently, with all HOA expenses reduced to a minimum, which means hardly any money budgeted for future tree care (including removing dead/dying trees or tree trimming into the foreseeable future), the HOA will have to include an annual special assessment for all owners in perpetuity.

There is another option. The owners can vote to amend the Declaration to cap annual dues at a rate of 10% instead of the current cap of 5%. This would allow the HOA to pay its bills, as well as slowly set aside funding for future tree maintenance, as well as reduce the frequency of future special assessments.

The Board has actively been working to reduce all HOA expenses. The insurance was put out to bid; the landscaping contract is locked in from 2024-2026 to reduce labor expenses; and HOAServices is charging a monthly rate \$185/month less than any of their new associations in the last two years. Every expense is scrutinized. But that does not change the fact that insurance premiums are outpacing the current 5% cap; landscaping and tree care expenses are also outpacing the 5% annual cap. Every major expense is outpacing the current 5% annual dues cap. In order for the HOA to maintain all of its 56 trees, as well as retain and increase property values, the HOA needs your vote to approve the amendment. The vote will conclude at the upcoming Annual Meeting. Please do your part and vote to approve the amendment and vote on the 2025 budget.

Review the agenda as this meeting is vital to the long-term fiscal solvency of the HOA. And return both proxies if you are not attending the meeting in person.

The Board of Directors for Treehaven HOA

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## Notice

Dear Treehaven Association Owner/s:

**Notification:** The Treehaven Owners Association has scheduled their Annual Meeting for May 13, 2025, at 3:30 PM. The meeting will be held at the Mesa County Workforce Center in Grand Junction at 512 29 ½ Rd. See map and directions on the last page of this packet.

**Directors Election:** The Association needs to elect three Members to the Board of Directors for one-year terms. If you are interested in volunteering for the Board, please notify HOAServices prior to the meeting at [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com). You may also volunteer or be nominated at the meeting.

**Budget:** The enclosed drafted budget will be presented for discussion. Review the budget as there are two funding options for 2025. There will be a discussion of a Special Assessment to the owners to balance the 2025 budget. The anticipated expenditures are based on previous year's expenses. Please review the packet and, if you have any questions or concerns, please attend the Annual Meeting as your thoughts and input are greatly appreciated.

**Online Access:** The meeting will also be available online at Zoom.us. The Meeting ID # is 825 8346 2049 and the Passcode is 701775. To join the meeting, type "zoom.us" into your URL and then click on "Join a Meeting" in the upper, right-hand corner of the web page. You will be prompted to then enter the Meeting ID #, followed by the Meeting Passcode.

**Proxy:** If you are unable to attend the Annual Meeting, [please return your completed proxy](#) (enclosed) to HOAServices at 607 S. 7<sup>th</sup> St. Grand Junction, CO 81501 or by email at [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com). If you plan to mail the proxy, we must receive it at least 24 hours prior to the scheduled meeting.

Returning your proxy will help the Association achieve quorum and conduct scheduled business. *Thank you in advance for returning your proxy if you are unable to attend the meeting.*

The Board of Directors  
& Your HOA Mgmt. Partners at HOAServices...

HOAServices  
607 S. 7<sup>th</sup> St. Grand Junction, CO 81501  
[contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

**2025 Treehaven Association Proxy & Ballot**  
**PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!**

**Quorum:** I (Print Full Name) \_\_\_\_\_ APPROVE  
my Proxy to be counted toward achieving quorum.

**Budget** I am casting my vote on ONE of the proposed budgets for 2025. New Dues Shall Increase 6/1/2025:

**Budget (1)** Dues Increase to \$157/Month Yes: \_\_\_\_\_

**OR**

**Budget (2)** Dues Increase to \$165/Month. Yes: \_\_\_\_\_

**Election:** The Association will be voting for three members to be elected to the Board of Directors. Use this Proxy as your ballot to nominate the member/s of your choice. The Vote shall be concluded at the Annual Meeting. All Owners Must have their Dues Paid in Full Prior to the Meeting to Serve on the Board.

I Nominate \_\_\_\_\_ to serve on the Board of Directors

I Nominate \_\_\_\_\_ to serve on the Board of Directors

I Nominate \_\_\_\_\_ to serve on the Board of Directors

**For the Proxy to be Valid, this Section Must be Completed**

Member Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Member Address in the HOA: \_\_\_\_\_

Member Signature: \_\_\_\_\_

**How to Assign Your Proxy to Another Person or The Board to Represent You**

Do Not Fill Out if You Plan to Attend the Meeting in Person

The undersigned member of Treehaven Association, a Colorado Owners Association, assigns either the Board of Directors as my Proxy or (insert proxy's name): \_\_\_\_\_ of Colorado to represent me, because I cannot attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded **Fill in "The Board of Directors"** if I am not able to attend the Annual Meeting and want the Board to direct my vote. I will complete and send in this written Proxy via mail or email to [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com).

# 2025 Treehaven Association Proxy to Amend the Declaration

## **Return Proxy by Mail, Email or at the Annual Meeting by May 13, 2025**

I APPROVE my Proxy to amend the Declaration, Article III, Section 3, (a) & (b) to state:

- (a) From and after January 1, 2025, the maximum annual assessment may be increased each year not more than above 10 percent (10%) above the maximum assessment for the previous year without a vote of the membership.
- (b) From and after January 1, 2025, the maximum annual assessment may be increased above 10 percent (10%) by a vote of fifty-one percent (51%) of the votes of the members voting in person or by proxy at a meeting duly called for this purpose.

Member Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Member Address in the HOA: \_\_\_\_\_

Member Signature: \_\_\_\_\_

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## AGENDA

1. Introductions
2. Call to Order
3. Announcement of Proxies Needed for Quorum for Annual Meetings is set at 20% or 5 Owners/Proxies/Units.
4. Approval of last year's Annual Meeting Minutes: Minutes are posted to the Association webpage at [www.hoaservicesco.com](http://www.hoaservicesco.com) – Treehaven – Meetings – Minutes for your review. Please review these minutes beforehand if you have questions pertaining to the previous annual meeting.
5. Old Business/New Business
  - Discussion to terminate HOA building coverage/hazard insurance to save the HOA around \$15K a year. Owners would be responsible for carrying full hazard insurance on each unit.
6. Budget:
  - The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless there is a dues increase greater than 5% from the previous year, in accordance with the Declaration, Art. III, Section 3 (a-c) and C.R.S. 38-33.3-303(4)(a).
  - Vote for one of the two budgets
  - Discussion for Special Assessment to balance the 2025 budget.
7. Annual Election: Three members are needed to serve for one-year terms.
  1. Proxy
  2. Nominations from the Floor
  3. Voting
  4. Announcement of the New Board of Directors
  5. Close of Election
8. Adjournment

# Treehaven Homeowners Association, Inc.

**2025 ANNUAL BUDGET - Draft Owners Shall Vote for One of the Two Proposed Dues Increases**

**Proposed Monthly Dues: \$165/month Due July 1st.**

**Proposed Monthly Dues: \$157/month Due July 1st.**

**Units: 23**

	2023	2024	2025 Budget 1	2025 Budget 2
	Actual	Actual	5% Increase	10% Increase
Association Dues	\$31,056.00	\$38,926.00	\$42,366.00	\$43,470.00
Special Assessment	\$2,860.00	\$130.00		
New Buyer Capital Assessment	\$400.00		\$400.00	\$400.00
Fees/Fines & Reimbursements	\$120.00	-\$144.77		
Interest Income	\$163.09	\$362.70	\$165.00	\$165.00
<b>Total Income</b>	<b>\$34,599.09</b>	<b>\$39,273.93</b>	<b>\$42,931.00</b>	<b>\$44,035.00</b>

Landscape Maintenance-Contract (Thompson's Enterprise)	\$10,907.00	\$17,064.00	\$17,064.00	\$17,064.00
Landscape Maintenance-Tree/Shrubs Repairs	\$8,351.25	\$1,676.00	\$2,500.00	\$2,500.00
Irrigation, Landscaping and Grounds Repair	\$4,511.10	\$3,409.88	\$4,000.00	\$4,000.00
Snow Removal	\$510.54	\$85.00	\$500.00	\$500.00
Pest Control	\$430.00		\$430.00	\$430.00
Irrigation Water	-\$53.35	\$592.83	\$600.00	\$600.00
Management	\$3,180.00	\$3,180.00	\$3,780.00	\$3,780.00
Insurance	\$9,538.64	\$11,973.36	\$16,036.64	\$16,036.64
Electricity	\$487.17	\$541.98	\$590.00	\$590.00
Office Expense	\$294.73	\$478.55	\$485.00	\$485.00
Bank Charges	\$3.86	\$174.54	\$4.00	\$4.00
Legal/Profesional Services		\$125.00	\$55.00	\$55.00
Taxes/Federal/State		\$20.00	\$20.00	\$20.00
Registration Fees	\$53.00	\$25.00	\$53.00	\$53.00
Accounting	\$190.00	\$250.00	\$250.00	\$250.00
Reserves				
<b>Total Expenses</b>	<b>\$38,403.94</b>	<b>\$39,596.14</b>	<b>\$46,367.64</b>	<b>\$46,367.64</b>
<b>Net Income</b>	<b>-\$3,804.85</b>	<b>-\$322.21</b>	<b>-\$3,436.64</b>	<b>-\$2,332.64</b>

**Account Balances YTD, 2025:**

Operating Cash: \$11,374.68

Certificate of Deposit: \$5,851.40

**Total Cash Assets: \$17,226.08**

# Mesa County Workforce Center (MCWC)

## 512 29 ½ Rd. Grand Junction, CO

- Set GPS to Mesa County Workforce Center Address
- From North Ave., go north on 29 ½ Rd.
- Located east off 29 ½ Rd. toward MCWC
- Access is on North side of Building.
- Once in Building, walk down hall and take a right followed by a second right.

